

Zone Text Amendment Analysis

May 26, 2010

Application

ZT-7-2010

Sections 7-2 Fence/Hedge Text Amendment

Staff Presentation by Hannah Thiel, Planner II

Background

This ordinance text change addresses City minimum solid fence standards in the front yard as well as fence/hedge standards along arterial streets.

The ordinance proposal allows the minimum solid fence to be 3' tall rather than the existing 2' tall maximum. The 3 foot height is an industry standard and is not a concern from the UDOT perspective for clear view standards.

The proposal also allows homes on arterial streets that are at least 80' wide to erect a hedge up to the property line or to erect a six foot fence with a ten foot setback. This would allow homes on arterial streets more privacy. The Police Department would recommend keeping the front yard clear or using a fence that could be seen through for security reasons. This is a valid recommendation but consideration should also be given to the homeowners wishing for more privacy along busy streets.

In the Study Session held on May 19, 2010, a Commissioner recommended that an additional amendment should be added to the zone text change that would require a 6" curb where residents used a chain link fence material. This curb would mitigate the growth of weeds throughout the chain link. Staff does not have any concerns with this proposal. This change was not added to the proposal for the Public Hearing as not all the Commissioners were in favor of doing so. To add this requirement, it should be mentioned/requested in the motion of approval of this text change amendment.

Recommendations/ Staff Alternatives

- Approval of the Fence Ordinance Text Change, subject to any issues raised at the public hearing
- Continuance, for resolution of any issues that may arise at the public hearing.
- Denial of Fence Ordinance Text Change

Attachments

- Proposed Ordinance
- Emails from WVC Resident